



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: March 11, 2025

Subject: Amendment No. 1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Riverside Drive Apartments Project

Recommendation

Approve and authorize the City Manager to execute Amendment No. 1 to the Agreement for Professional Services with Kimley-Horn and Associates, Inc. for additional services to prepare California Environmental Quality Act (CEQA) compliance documents for a total contract amount not to exceed \$87,400, in such final form as approved by City Attorney.

Background

The City entered into the original Professional Services Agreement with Kimley-Horn on July 23, 2024, for \$78,600 to prepare CEQA documentation for the Riverside Drive Apartments project to evaluate the environmental impacts of the project. The cost for preparing the environmental analysis is paid for by the project applicant (Elevated Entitlements, LLC) through the application fee process.

Discussion

The applicant has submitted an entitlement application for a new multi-family residential development located at 32281 Riverside Drive which is north of Eisenhower Drive and south of Lake Crest Drive along Riverside Drive and includes Assessor Parcel Number (APN): 379-315-033.

The Riverside Drive Apartments project proposes to develop a 96-unit multi-family residential apartment complex on an existing 4.95-acre site in the Residential Mixed-Use District. The proposed apartment complex consists of 12 two-story buildings, a clubhouse/leasing office, swimming pool and other resident amenities as well as related site improvements including 200 new parking spaces.

Amendment No. 1 Kimley-Horn & Associates (Riverside Drive Apartments)

Several technical studies have been prepared for the proposed project including a Traffic Impact Report, Air Quality/Greenhouse Gas Report, Energy Report, Noise Report, Hydrology Report, Biological Report, Cultural Resources/Paleontology Report, Phase 1 Environmental Site Assessment, Geotechnical Report, and Preliminary Water Quality Management Plan.

Kimley-Horn has provided environmental document preparation services, including peer review of the supporting technical studies and the preparation of the Draft Initial Study. The proposed Amendment No. 1 is being requested to cover extra costs associated with expanding the peer review scope to include an additional full round of peer review. The original proposal included one round of peer review and one round of back check review. However, the peer review of the technical studies required extensive revisions that prompted the drafting of new technical study reports. Compensation for the additional services requested under Amendment No. 1 will not exceed \$8,800 for a new total contract amount not to exceed \$87,400.

Fiscal Impact

The cost of preparing the environmental review will be paid by fees collected from the developer through the City's cost recovery program. All administrative staff time and consultant costs are paid from the applicant's fees. No General Fund budgets will be allocated or used for the completion of the CEQA documents for the project.

Attachments

Attachment 1 – Amendment No. 1 Agreement
Exhibit A – Kimley-Horn Amendment No. 1 Proposal
Attachment 2 – Original Agreement